

**WAUKESHA COUNTY
MINUTES FOR THE JOINT MEETING OF THE
PARK AND PLANNING COMMISSION AND
LAND USE, PARKS AND ENVIRONMENT COMMITTEE
THURSDAY, FEBRUARY 19, 2004, 10:00 A.M.**

CALL TO ORDER

The meeting was called to order at 10:00 a.m. by Walter Kolb, Chairperson.

Commission Members

Present:	Mareth Kipp	Walter Kolb
	Walter Baade	Joseph La Porte
	Ellen Gennrich	Vy Janusonis

Commission Members

Absent: Betty Willert, Chairperson

Waukesha County Land Use,
Parks and Environment Committee

Members Present:	Walter Kolb, Chairman	Pauline Jaske	Scott Klein
	Daniel Pavelko	William Mitchell	

Waukesha County Land Use,
Parks and Environment Committee

Members Absent:	James Jeskewitz	Vera Stroud
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Staff Members Present:

Richard L. Mace, Planning & Zoning Manager
Mark Mader, Legislative Policy Advisor
Kathy Brady, Support Staff Supervisor
Jim Kavemeier, Parks System Manager

Guests Present:

Dorothy Grochowski	Darwin Lueck
Jennifer O'Leary	Roger Dupler
Mike Jilek	Scott Bence
Pat Haukohl	Jack Shepherd
Sandy Wolff	

PUBLIC COMMENT

Chairperson Kolb asked if anyone from the audience wished to address the Commission? There being no one, he moved to the next item on the agenda.

MINUTES

- *Mrs. Kipp moved, seconded by Mrs. Jaske and carried unanimously by both the Waukesha County Land Use, Parks and Environment Committee and the Waukesha County Park and Planning Commission for approval of the February 3, 2004, Joint Public Hearing Minutes, as corrected.*

CONSIDERATION OF YEAR 2004 REQUESTS FOR AMENDMENTS TO WAUKESHA COUNTY DEVELOPMENT PLAN

The following items, which are noted in the “Notice of Public Hearing” are presented.

1. In the Town of Brookfield, the following requests are being made:
 - A. **Steven M. Traudt**, requests property owned by Jim Kroscher, located in part of the NW ¼ of Section 29, Town of Brookfield (Tax Key No: BKFT 1122.993), be amended from the Low Density Urban Residential (LDR) and Commercial category to the Medium Density Urban Residential (MDR) category to accommodate the construction of a twelve unit condominium on the 3.8 acre site.

Mr. Mace indicated the property is located on Barker Road in the Town of Brookfield. Adjacent properties include the Elite Tennis Club to the south, residential properties to the north and Poplar Creek to the east. The property includes Low Density Residential, Commercial and Primary Environmental Corridor. Due to a registration problem when the Land Use Plan was overlayed on the GIS System, some of the boundary lines may be off, and because the Plan was not rectified to the GIS it may not accurately reflect the environmental corridor on the property. He pointed out where he thought the environmental corridor boundary lines were actually located and the physical attributes as can be identified on the aerial photo.

A survey was submitted to the Planning and Zoning Division Staff, identifying where the Southeastern Wisconsin Regional Planning Commission had completed a wetland assessment in 1993. He further explained that wetland assessments are good for five years, so a new wetland assessment would be required.

Mr. Traudt, petitioner, said the wetlands and floodplain would be re-delineated in spring 2004 to determine the total amount of developable land on the site. He felt the new delineation would result in a larger developable area. The proposed development would be a buffer between the Commercial properties to the south and residential properties to the north. In addition, the duplex condominiums would be a good high-end transition. Six buildings with 12 total units are being proposed with a cul-de-sac in the middle. A pond would be created in collaboration with the Town of Brookfield to expand their Stormwater Management Plan. The lands for the pond would be dedicated or a permanent easement created. Two or three duplex buildings would be located towards the front of the site and the remainder (three or four buildings) in the back. The front units would screen the view of the back units from Barker Road. He felt that a residential use for the site was the best use.

Mrs. Kipp asked if there was a category between LDR and MDR? Mr. Mace replied “Yes”, there is a Low/Medium category. Mrs. Kipp asked what were the differences? Mr. Mace responded, the maximum density for the Low/Medium category is 13,000 sq. ft. per unit. He explained, the survey submitted indicates there are 3.79 acres, which would allow for 12 units under the Low/Medium category. Mr. Traudt expressed concerns that the existing survey does not match up with the mapping. Mr. Mace reiterated (as explained earlier) there are registration issues, however, he felt the survey was reliable. Mr. Klein asked what the difference was between the buildable acreage vs. floodplain and environmental corridor on the site? Mr. Mace replied, approximately 2.1 acres. Mr. Klein felt with so much of the land being taken up by wetland and environmental corridor it should be taken into consideration with the density. Mrs. Kipp agreed, and added that the floodplain is being used to calculate the density, when in reality it isn’t buildable. Mr. Mace said the Shoreland and Floodland Protection Ordinance states 10,500

sq. ft. per unit, which would result in approximately eight units. Mr. Traudt said a portion of the land is not in the County's Shoreland jurisdiction (30% to 40% is in the Town's area). He asked if the number of units could be decided during the rezoning stage of the property? Mr. Mace replied the Town's request would need to be reviewed and approved by the County Board of Supervisors. He further explained the County Board reviews the Town's requests based on the recommendations set forth on the Land Use Plan. Mrs. Gennrich felt the community wants the site to be utilized for residential, however, even eight units on 2.1 acres is too dense compared to the surrounding neighborhoods. Mrs. Kipp felt the current LDR category would not impact the petitioner's ability to develop the land and he would have a reasonable use of the land and did not support the request.

After discussion, Mrs. Kipp moved, seconded by Mr. Janusonis, and carried unanimously, for denial in accordance with the "Staff Report and Recommendation". The Land Use, Parks and Environment Committee unanimously entered an advisory vote for denial in accordance with the "Staff Report and Recommendation".

- B. **J.B.J. Development Company**, request property owned by Nancy and John Schatzman, Horst and Barbara Abel, Lawrence Pugins and Mary Catanese-Pugins and David Martin, located in the SE ¼ of Section 29 of the Town of Brookfield (Tax Key No. BKFT 1124.979, BKFT 1124.980, BKFT 1124.980.001 and BKFT 1124.981), between Bluemound Road and I-94, west of Brookfield Road, be amended from the LDR category to the MDR category, for the purpose of developing a condominium project, including 48 dwelling units in nine structures on the approximately seven-acre property.

Mr. Mace indicated the four parcels are located on Brookfield Road between Bluemound Road and I-94 in the Town of Brookfield. Nearby properties include a condominium project to the east, a tavern and hotel to the north and a business park and cell tower to the west. The western and southern portion of the property contains a steep wooded hillside and wetlands along Deer Creek. Because of that fact, the staff is proposing the steep wooded areas to the west be left in their natural state to protect the vegetation and steep slopes and create a buffer along Deer Creek. He noted that the project would need to be redesigned in order to preserve and protect the wooded area. Mr. Klein asked if limiting the wooded area would affect density and the number of approved units? Mr. Mace replied, "No", it would depend on how the units are designed. However, it would affect the preliminary plan. Mrs. Kipp asked, "What is the height of the proposed retaining wall?" Mr. Mace responded it could be as much as 10 to 11 ft. high. Mrs. Kipp asked if the retaining walls could be terraced? Mr. Shepard, planner and architect for J.B.J. Development Company answered, "Yes", and noted the buildings would have walkout lower levels. Mr. Klein felt that 48 units was too dense for the site. Mrs. Gennrich asked how many units would be allowed under the current LDR category? Mr. Mace answered, 16 units would be allowed in the LDR category, 50 units in the MDR category and 24 units the Low to Medium Density Residential category. Mr. Klein added, when the area, which cannot be disturbed, is eliminated, the area which can be developed is reduced, however, it is counted in the overall density. Mrs. Gennrich expressed concerns that the design meet Best Management Practices and the development be designed in accordance with the Waukesha County Stormwater Management and Erosion Control Ordinance. Mr. Mace said the design would need to meet the Stormwater Management and Erosion Control Ordinance for Waukesha County. Mr. Shepard noted that some units may be lost.

Mr. Bence, from J.B.J. Development Company felt the staff's recommendation could be accommodated. Mr. Mace pointed out the staff wants to preserve and protect the natural qualities of the steep slopes and woods on the site. Mr. Shepard also felt there were ways to accommodate and work with the staff's

recommendation. Mr. Mace indicated that the slopes and wooded area add to the attractiveness of the site and the neighborhood. Mrs. Gennrich mentioned the fact that Deer Creek runs through, south of the site and should be protected.

There was a lengthy discussion regarding the number of units, which could be allowed on the site. Mrs. Gennrich felt it would be difficult to place 48 units on the property with the corridor being removed. Mrs. Kipp agreed, and felt the number of units should be reduced. She added that the number of units should not be compared to the development across the street, as that site does not have the topography issues as the site in question. Mr. Mace pointed out the development should be concentrated in the more level areas of the site and should take advantage of the slopes instead of sculpting them. Mr. Mitchell could not visualize 48 units fitting on the site while maintaining the character of the site. Mr. Klein said (referring to the plan) that 48 units for the site was excessive. Mrs. Gennrich asked if the Commission could limit the number of units and how could it be done? Mr. Mace replied “The Commission may restrict the number of units as a condition.” Mrs. Kipp said the amount of units should stay within the limit of the particular Land Use Plan category. Mr. Bence expressed concerns that the project may not be profitable if the number of units were reduced. Mrs. Gennrich said the Commission and Committee could not concern themselves with the financial aspects of the project. Mr. Klein suggested, allowing MDR with a density of the Low/Medium category. Mr. Shepard, suggested reconfiguring the plan by eliminating, one building and 1/3 of another building and still have the same number of units or possibly 44 to 46 units. He noted as a practical matter, the costs of the project have to be covered. Mrs. Gennrich said the site may be too difficult to develop in order to make a profit. Mr. Klein said the petitioner has suggested eliminating two units, however, he would like to see 18 units eliminated.

After discussion, Mr. Janusonis moved, seconded by Mr. La Porte and carried by a vote of 4 to 2 (Mrs. Kipp and Mrs. Gennrich voted against), for approval, as conditioned, in accordance with the “Staff Report and Recommendation”.

The Land Use, Parks and Environment Committee entered an advisory vote for denial (vote was 2 to 3, Mr. Mitchell, Mrs. Jaske and Mr. Klein voted against-Mr. Pavelko and Mr. Kolb voted in favor).

The approval of this request, as conditioned, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances and the Park and Open Space Plan, which is an element of the County Board’s adopted County Development Plan.

2. In the Town of Genesee/Delafield, the following request is being made:

- A. ***Welch Hanson and Associates, c/o Jennifer O’Leary***, requests property owned by L. Grant and Joan Herrman, in part of the SW 1/4 of the SW 1/4 of Section 35 of the Town of Delafield and part of the NW 1/4 of Section 2 in the Town of Genesee (Tax Key No. DELT 0859.997, GNT 1446.999.004 and GNT 1446.999.006), be amended from the Rural Density Residential and Other Agricultural Lands category (RDROAL) and Suburban II Density Residential (SDRII) category to the SDRI I category for the purpose of developing an 18-lot conservation design subdivision.

Mr. Mace indicated the property is located on S.T.H. 18 in both the Towns of Genesee and Delafield. The property contains approximately 67.25 acres with tributary streams to Pebble Creek containing steep terrain. There are three existing homes to the south, which currently have access via an easement through the property connecting to a private road. At a recent discussion held with the Towns of Genesee and

Delafield, the Towns accepted the concept of the development and approved of preserving and protecting the open space on the property. There were no issues with the density proposed on the site and both agreed that access would need to be provided to the residences to the south. In addition, it was discussed that instead of having individual lots it could be a single-family condominium project with a limited common area around the outside of each space. Mrs. Kipp asked if the density would be increased? Mr. Mace replied “No”.

Mr. Dupler, from Welch Hanson and Associates said the single-family condominium development would allow a greater use of the equestrian facilities with grazing easements right up to some of the homes. They are currently working out with the Town, access for the neighbor to the east. There are three homes on the south end of the property, which currently receive access from a long private drive. Those residences would be provided access with a newly relocated easement. In discussions with the Department of Transportation, the existing access road would be relocated east of Brandybrook Road so as not to interfere with that intersection. The Primary Environmental Corridor located on the southeast corner as well as the creek corridor to the west would be preserved in its entirety. There would be approximately 39 acres of open space under the concept. He expressed concerns with the limit of one horse per residential unit as stated in the “Staff Report and Recommendation”. The intention is to market the development as a single-family equestrian subdivision and requested that two horses per residence be allowed. The property can house up to 61 horses without any control or regulations. They have reduced that amount by 45% and felt the limit of one horse is too restrictive. Access to the creek can be controlled by fencing and restricting the grazing areas. Mrs. Kipp explained that in the Town of Genesee, one horse is allowed for the first three acres and one horse per acre thereafter. Mr. Mitchell said, at the public hearing it was stated there would be a maximum of 36 horses including Mrs. Herrman’s horses. Mr. Dupler said he was not sure if that had been determined, and should be clarified in covenants and restrictions, which are developed with the Towns. Mrs. Gennrich suggested there be a restriction of no more than 36 total horses allowed on the site. She asked how the activity of the horses would be restricted in the PEC? Mr. Dupler replied that fencing would be utilized. Mrs. Gennrich suggested a condition be added that the horses be prevented from entering the environmental corridor.

Mr. Dupler also asked that the description of the amendment be revised to state, that the property be amended from the RDROAL and SDRII categories to the SDRII category as it is improperly labeled in the “Staff Report and Recommendation”. Mr. Mace agreed. Mr. Mace suggested that the wording “in substantial conformance with the site design submitted with the request” be removed from the first sentence on Page 9 of the “Staff Report and Recommendation.” The Commission and Committee agreed.

After discussion, Mrs. Gennrich moved, seconded by Mr. Janusonis and carried unanimously, for approval, as conditioned, in accordance with the “Staff Report and Recommendation” with the following added conditions:

- 2. The horses be prevented from entering the Environmental Corridor on the site.*
- 3. A total maximum number of 36 horses be allowed for the site.*

The Land Use, Parks and Environment Committee unanimously entered an advisory vote for approval.

The approval of this request, as conditioned, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances and the Park and Open Space Plan, which is an element of the County Board’s adopted County Development Plan.

3. In the Town of Lisbon, the following requests are being made:

- A. ***Twin Pines, LLC.***, requests the property owned by Twin Pine Dobbertin, LLC and Elaine Dobbertin, located in the NW ¼ of Section 7 and the SW ¼ of Section 6, Town of Lisbon (Tax Key No. LSBT 0170.999 and LSBT 0167.998) containing a total of 202 acres, be amended from the RDROAL category and Isolated Natural Area to the Suburban I Density Residential (SDRI) category to accommodate a single-family residential development.

Mr. Mace indicated the property is located on the west side of Lake Five Road in the Town of Merton. Adjacent properties include three-plus (3+) acre lots to the west, a residential cluster development to the east, a subdivision to the northwest and a 65-acre parcel (owned by the Town) to the north. Mr. Mace read correspondence dated February 13, 2004, from Mr. Schmitz, Town of Lisbon Chairman, regarding the three proposed changes to the Waukesha County Development Plan for the Town of Lisbon. The correspondence stated that it would be presumptuous to express an opinion on the requests since the Town of Lisbon has not adopted its Land Use Plan and changes and modifications from the proposed plan are possible. Mrs. Gennrich asked if the Town is suggesting the proposed amendments be tabled? Mr. Mace said he understood it to mean that nothing should be decided until the Town's Land Use Plan is adopted. He thought their Land Use Plan may be decided by spring/summer 2004. He added the correspondence came in late after the "Staff Report and Recommendation" had been written and distributed.

Mr. Mace said the Planning and Zoning Division staff is recommending the category be changed to the SDRII not the SDRI as requested. Mr. Klein said, if the Town of Lisbon is requesting that the amendments not be considered until their Land Use Plan is adopted, should the Commission and Committee discuss the requests? Mr. Kolb suggested the amendment could be approved subject to the Land Use Plan being adopted so the petitioner does not have to come back next year. Mr. Baade pointed out that a few years ago the Town of Oconomowoc was in the process of adopting a new Master Plan and the requests were held in abeyance until the next year. Mrs. Gennrich pointed out that there seems to be questions as to what the Town wants. It was decided the three requests for the Town of Lisbon be denied at this time until the Town of Lisbon adopts their Land Use Plan.

After discussion, Mr. Baade moved, seconded by Mr. Janusonis and carried unanimously for denial. It was decided that the proposed amendment be denied at this time until the Town of Lisbon Land Use Plan is completed, adopted and forwarded to Waukesha County and incorporated into the Waukesha County Development Plan. The fee for the Development Plan Amendment for this property shall be waived for 2005."

The Land Use, Parks and Environment Committee concurred with the decision for denial.

- B. ***Chad R. Samanske***, requests the property owned by Ronald Samanske, located in the SE ¼ of Section 16 of the Town of Lisbon (Tax Key No. LSBT 0208.997.001) be amended from the RDROAL category to the LDR category, to accommodate the division of the five-acre parcel into two residential parcels.

After discussion, Mr. Baade moved, seconded by Mr. Janusonis and carried unanimously for denial. It was decided that the proposed amendment be denied at this time until the Town of Lisbon Land Use Plan is completed, adopted and forwarded to Waukesha County and incorporated into the Waukesha County Development Plan. The fee for the Development Plan Amendment for this property shall be waived for 2005."

The Land Use, Parks and Environment Committee concurred with the decision for denial.

- C. **Bill Minett of The Real Estate Company**, requests property owned by John and Dorothy Grochowski, located in the SE ¼ of Section 18 of the Town of Lisbon (LSBT 0216.993), be amended from the RDROAL category to the LDR category to accommodate the development of a small residential subdivision consisting of approximately eleven lots.

After discussion, Mr. Baade moved, seconded by Mr. Janusonis and carried unanimously for denial. It was decided that the proposed amendment be denied at this time until the Town of Lisbon Land Use Plan is completed, adopted and forwarded to Waukesha County and incorporated into the Waukesha County Development Plan. The fee for the Development Plan Amendment for this property shall be waived for 2005.”

The Land Use, Parks and Environment Committee concurred with the decision for denial.

4. In the Town of Merton, the following request is being made:

- A. **MLG Real Estate, c/o Ryan Schultz**, requests the property owned by Joseph and Dorothy Becker, located in the NE ¼ of Section 7, Town of Merton (Tax Key No. MRTT 0313.994.002 and MRTT 0313.995.006, containing 85 acres be amended from the RDROAL category to the SDRII category to accommodate the development of a residential cluster development containing approximately 25 parcels.

Mr. Mace indicated the property is located on Stone Bank Road in the Town of Merton. He noted that Mason Creek, a cold-water status creek, runs into the northwest corner of North Lake and is located on the property. Surrounding properties include a mix of farms being converted and three-acre and larger residential properties. The property contains a farmhouse on one parcel to the west and a residence and outbuilding on the east side of the area fronting on West Shore Drive. A concern of the staff was that on Lot 25 the property ownership has been extended to the river and the rest of the open space would be owned in common with the 25 property owners. The staff is recommending the common open space be extended easterly to West Shore Drive along the wetlands or the steep wooded corridor. A site inspection revealed unlicensed and inoperable vehicles as well as assorted junk items on the property. Condition No. 3 states the storage of vehicles, assorted junk items, etc. on Lot 9 shall be completely eliminated unless the Town grants approval for such storage activities. Mr. Jilek, representing MLG Real Estate, pointed out that the majority of the buildings on the site would be razed.

After discussion, Mrs. Gennrich moved, seconded by Mr. La Porte and carried unanimously, for approval, as conditioned, in accordance with the “Staff Report and Recommendation”.

After discussion, the Land Use, Parks and Environment Committee unanimously entered an advisory vote for approval.

The approval of this request, as conditioned, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances and the Park and Open Space Plan, which is an element of the County Board’s adopted County Development Plan.

5. In the Town of Mukwonago, the following request is being made:

- A. ***Darwin Lueck***, requests his property, located in the SW ¼ of Section 10, containing approximately 5.1 acres in the Town of Mukwonago (Tax Key No. MUKT 1911.993.003) be amended from the RDROAL category to the LDR category to accommodate the division of the parcel into two separate lots.

Mr. Mace indicated the property is located on the north side of Sugden Road in the Town of Mukwonago containing five acres. Adjacent properties contain lot sizes ranging from one acre to three plus (3+) acres. The petitioner is requesting to divide the five-acre parcel into two parcels, one two-acres in size and one three-acres in size. Mrs. Gennrich asked how the parcel would be split with the existing buildings on it? Mr. Lueck, petitioner, said the five-acre parcel currently contains his residence and a horse shed and the horse shed would be removed. Mr. Klein asked if he would retain the three-acre parcel? Mr. Lueck replied, “Yes”. Mrs. Gennrich asked if the parcels would have separate accesses to Sugden Road. Mr. Lueck answered “Yes”.

After discussion, Mrs. Kipp moved, seconded by Mr. Janusonis and carried unanimously, for approval in accordance with the “Staff Report and Recommendation”.

After discussion, the Land Use, Parks and Environment Committee unanimously entered an advisory vote for approval.

The approval of this request, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances and the Park and Open Space Plan, which is an element of the County Board’s adopted County Development Plan.

6. In the Town of Ottawa, the following request is being made:

- A. ***Welch Hanson and Associates, c/o Jennifer O’Leary***, requests property owned by Tom Spaulding of the Kettle Moraine Golf Club, located in parts of the NW ¼ and SW ¼ of Section 22 and parts of the SE ¼ of the NE ¼ of Section 21 and part of the SE ¼ of Section 21 of the Town of Ottawa (Tax Key No. OTWT 1670.998) be amended from the Recreational category to the SDRI category to accommodate the reconfiguration of the golf course and the development of approximately 25 single-family residential lots.

The matter was withdrawn by the petitioner.

7. In the Town of Vernon, the following request is being made:

- A. ***Tom Wolf of Applied Technologies***, requests the property owned by Paul and John Dickson, located in the NW ¼ of Section 1 of the Town of Vernon (Tax Key No. VNT 2018.997), be amended from the RDROAL category to the SDRI category to permit the development of a 42-lot subdivision, containing approximately 80 acres.

Mr. Mace indicated the property is located on the southside of Townline Road in the Town of Vernon. There is a coldwater creek on the southern portion of the property, which runs from northeast to southwest with steep slopes, which are wooded and ultimately runs to the Fox River. Surrounding properties range from large parcels to the west and 5 to 10 acre parcels to the east. The petitioner is requesting a 42-lot

subdivision. The design plan submitted to the Town was generic and not sensitive to the terrain. The Town approved the request with conditions. The Planning and Zoning Division staff indicated they would like to see a different design with smaller lots. Also, that some lots should have direct access to Townline Road, which the Town was against. Mrs. Gennrich asked what the surrounding plan categories were? Mr. Mace replied Commercial, LDR, RDROAL, PEC and SDRII categories.

Mrs. Jaske asked how the Town of Vernon was coming along with their Land Use Plan? Mr. Mace replied, that the Town has a plan and recently hired a planning consultant to update it. Mr. Klein and Mrs. Jaske expressed concerns regarding the different densities and zoning categories surrounding the site. Mrs. Gennrich said she was unsure that a subdivision should be allowed at a higher density than the Town would eventually end up approving when their own Land Use Plan is completed. Mr. Mace reiterated that the Town has approved the subdivision with conditions.

After discussion, Mrs. Kipp moved, seconded by Mr. La Porte and carried by a vote of 5 to 0 (Mr. Baade was not present at the time of the vote), for approval in accordance with the “Staff Report and Recommendation”.

After discussion, the Land Use Parks and Environment Committee entered an advisory vote for approval (vote was 3 to 2, Mr. Mitchell, Mr. Pavelko and Mr. Kolb voted in favor, Mrs. Jaske and Mr. Klein voted against)

The approval of this request, will allow the petitioner a reasonable use of his land and still promote and meet the intent and purposes of all County Ordinances and the Park and Open Space Plan, which is an element of the County Board’s adopted County Development Plan.

8. The ***Parks Division of the Waukesha County Department of Parks and Land Use***, requests that Chapter 13 of the Waukesha County Development Plan be amended to include additional provisions for accommodation of the Greenway Trail cross section, recently developed by the Parks Division with the cooperative effort of a focus group, consisting of local government officials, County and State staff. This amendment will serve as a clean water initiative and will provide minimum standards to preserve high quality natural areas within the County, while also accommodating a non-motorized trail system.

Mr. Kavemeier noted that since the public hearing, comments were made with respect to terminology, which is now revised and the greenway corridor typical cross section has also been slightly modified to make it more clear and understandable as a result of discussions at the hearing. Mrs. Kipp asked who is responsible for providing the buffer along trails? Mr. Kavemeier replied it would depend, because the trail corridor calls for a 25’ visual buffer between the edge of the trail and the back of the property. The developers indicated it would be better if it were incorporated into the Trail Corridor Zone. Mrs. Kipp asked, what if the trails are being created in an already developed area with no visual buffer at the end of the property line, who would provide it? Mr. Kavemeier said the County would ask for the visual buffer area and the Trail Corridor Zone. Mrs. Kipp asked who would be responsible for planting trees on the buffer? Mr. Kavemeier replied the buffer may not contain trees, it could be long grass, etc. because it would be a separation of the trail from the property. The property owner would agree not to mow or build in that area.

Additional changes to the text are indicated on Pages 10 and 15 of Chapter 13. The use of the word “parkways” has been eliminated with this amendment and in its place the term “greenways” will be utilized in the future.

After discussion, Mrs. Gennrich moved, seconded by Mr. Janusonis and carried unanimously, for approval in accordance with the “Staff Report and Recommendation”

After discussion, the Land Use Parks and Environment Committee unanimously entered an advisory vote for approval.

There being no further business to come before the Land Use, Parks and Environment Committee they adjourned at 12:30 p.m.

RESOLUTIONS

- **YEAR 2004 APPROVAL OF AMENDMENTS TO THE WAUKESHA COUNTY DEVELOPMENT PLAN**

Mr. La Porte moved, seconded by Mr. Baade and carried unanimously by the Waukesha County Park and Planning Commission, for approval of the final Resolution as amended.

The Land Use, Parks and Environment Committee will vote on the Approval Resolution at an upcoming meeting of their Committee.

- **YEAR 2004 DENIAL OF AMENDMENTS TO THE WAUKESHA COUNTY DEVELOPMENT PLAN**

Mrs. Gennrich moved, seconded by Mr. Janusonis and carried unanimously by the Waukesha County Park and Planning Commission, for approval of the final Resolution as amended.

The Land Use, Parks and Environment Committee will vote on the Denial Resolution at an upcoming meeting of their Committee.

ADJOURNMENT

There being no further business to come before the Park and Planning Commission, Mr. La Porte moved, seconded by Mrs. Gennrich and carried unanimously, to adjourn at 12:45 p.m.

Respectfully submitted,

Mareth Kipp
Secretary, Park and Planning Commission

Pauline Jaske
Secretary, Land Use, Parks and Environment
Committee

MK/PJ:kb